



Town of Sheffield

Planning Board

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Regular Meeting

Wednesday, July 8, 2015, 7:00 PM

TOWN HALL – 1st FLOOR MEETING ROOM

Planning Board Members Present:

James T. Collingwood Jr., Chair
Anthony Gulotta
Daniel Watson
Marie Massini-Reynolds

Absent Planning Board Member:

David Smith Sr.

Members of the Public Present:

Nadine Hawver, 4005 Undermountain Road
Mike Parsons, 312 Main, Great Barrington
Peter Vallianos,, 30 Stockbridge Road, GB
Joseph Lopez, 3 Tyrell Rd, Egremont

The meeting was called to order by Chair, J. Collingwood Jr., at 7:00p.m.

Form A Application:

Full name of applicants/deeded owner(s): Rita Welch

Brief explanation of application and fee paid: Split into 3 lots. Paid \$100.

Physical address / location as it appears in the Registry of Deeds (Map# & Lot#): Land located on the eastern side of Home Road. Southern Berkshire District Registry of Deeds Book 2269 page 82, Rural District.

Name of civil engineer company and representative presenting Form A: Michael Parsons of Kelly Granger, Parsons & Associates., Inc., 312 Main Street, PO Box 88, Great Barrington, MA 01230

Form A determination / Board member voting outcome: ***Motion by A. Gulotta to accept the Form A Application submitted by Rita Welch. D. Watson seconded the motion and it was approved unanimously.***
All Board Members signed the mylar.

Epicampus Inc. Property: Mike Parsons discussed the proposed development of a property on Route 7, just south of Bachetti's, the owner is Epicampus Inc., the principal person in that company is Sandy Lopez, Joe Lopez' wife. Joe and Peter Vallianos also appeared before the Board. Mr. Parsons explained that Epicampus Inc. would like to sell the northernmost building to Mr. Vallianos. He said that it is zoned in the Commercial District. He explained that the property currently has a zoning violation because there are two structures on one lot; however, it has sufficient frontage and acreage, so the Planning Board should be able to endorse it as "not a sub-division."

Minutes: *A. Gulotta made a Motion to accept the Public Hearing Minutes of June 24, 2015, as written. M. Massini-Reynolds seconded his Motion and it was unanimously approved.*

M. Massini-Reynolds made a Motion to accept the Regular Meeting Minutes of 7:05PM, June 24, 2015, as written. A. Gulotta seconded her Motion and it was unanimously approved.

Planning Board Alternate: Nadine Hawver said that she will reach out to Dennis Staropoli about being the Alternate Member on the Planning Board.

Mail:

- Berkshire Regional Planning Commission (BRPC) wrote to ask that the Planning Board Representative attend more meetings. The Board discussed the fact that no one on the Board can attend most meetings. M. Massini Reynolds attended 4 out of 8 meetings since she has been the Representative. Board Members agreed that is the best they can do and noted that Rene Wood attends most of the meetings and would alert the Board if there were a crucial issue.

A. Gulotta made a Motion that M. Massini Reynolds be re-elected the Planning Board Representative to the Berkshire Regional Planning Commission. D. Watson seconded his Motion and it was unanimously approved.

J. Collingwood Jr. announced that there will be a BRPC training for Planning Board Members after the election July 30, Thursday night. Paul Bobrowski will be the speaker and J. Collingwood Jr. will attend.

- The Board received a summary of the current status of the Town Budget.

Illuminated Signs: The Board discussed the link sent from Brian Domina. They noted that the Great Barrington sign bylaw is about 40 pages. M. Massini-Reynolds read the paragraph in the Great Barrington bylaw on illuminated signs. The Board discussed what might work for Sheffield and what might not. They also discussed getting resources from the Northeast States Sign Association.

Bylaw Review Committee: Nadine Hawver explained that the Zoning Bylaw Review Committee will take a summer break because the members are too busy to meet. She stated that the Select Board will ask the Committee to take a hiatus until October because they have had trouble maintaining a quorum.

At 7:50, A. Gulotta made a Motion to adjourn the regular meeting. D. Watson seconded his Motion and the Motion was approved unanimously.

The next Planning Board meeting will be Wednesday, July 22, 2015 at 7p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Nadia Milleron".

Nadia Milleron
Secretary to the Planning Board